

029.0

0003

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

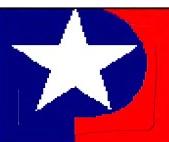
945,600 / 945,600

USE VALUE:

945,600 / 945,600

ASSESSED:

945,600 / 945,600


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
16		EVERETT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHEEHAN MICHAEL J	
Owner 2:	
Owner 3:	

Street 1: 16 EVERETT STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: SHEEHAN CLAIRE M/ ESTATE -
Owner 2: SHEEHAN MICHAEL J -
Street 1: 16 EVERETT STREET
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Stucco Exterior and 2525 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct		
104	4950.000	485,900	4,900	454,800	945,600									20079		
Total Card	0.114	485,900	4,900	454,800	945,600					Entered Lot Size				GIS Ref		
Total Parcel	0.114	485,900	4,900	454,800	945,600					Total Land:				GIS Ref		
Source:	Market Adj Cost	Total Value per SQ unit /Card:				374.57	/Parcel: 374.5				Land Unit Type:				Insp Date	

Total Card	0.114	485,900	4,900	454,800	945,600	Entered Lot Size										
Total Parcel	0.114	485,900	4,900	454,800	945,600	Total Land:										
Source:	Market Adj Cost	Total Value per SQ unit /Card:				374.57	/Parcel: 374.5				Land Unit Type:				10/03/18	

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date						
2020	104	FV	485,800	4900	4,950.	454,800	945,500	945,500	Year End Roll	12/18/2019						
2019	104	FV	376,000	4900	4,950.	483,200	864,100	864,100	Year End Roll	1/3/2019						
2018	104	FV	376,000	4900	4,950.	352,500	733,400	733,400	Year End Roll	12/20/2017						
2017	104	FV	352,100	4900	4,950.	307,000	664,000	664,000	Year End Roll	1/3/2017						
2016	104	FV	352,100	4900	4,950.	261,500	618,500	618,500	Year End	1/4/2016						
2015	104	FV	312,800	4900	4,950.	255,800	573,500	573,500	Year End Roll	12/11/2014						
2014	104	FV	312,800	4900	4,950.	210,300	528,000	528,000	Year End Roll	12/16/2013						
2013	104	FV	325,800	4900	4,950.	200,100	530,800	530,800		12/13/2012						

SALES INFORMATION										TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes									
SHEEHAN CLAIRE	75046-233	1	7/6/2020	Convenience		1	No	No	Marie Sheehan dod 5/3/1997									
	15219-257		9/1/1983		120,000	No	No											

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/29/2003	727	Porch	18,000					re-build existg ba	10/3/2018	MEAS&NOTICE	HS	Hanne S					
									1/22/2009	Meas/Inspect	189	PATRIOT					
									3/20/2000	Inspected	264	PATRIOT					
									2/18/2000	Measured	263	PATRIOT					
									11/1/1981		MM	Mary M					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
-------	--------------------------------	---	---	---

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1912
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

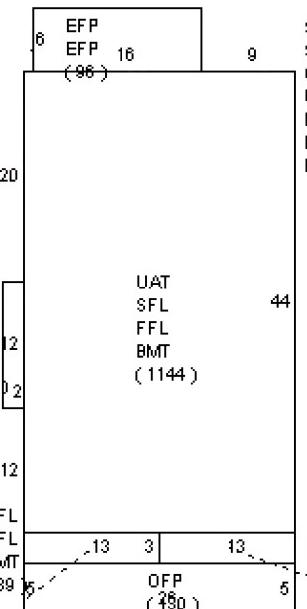
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1915	21.58	T	40	104			4,900		4,900

BATH FEATURES

Full Bath:	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

--	--	--	--	--	--	--	--	--	--	--	--

SKETCH

Sum Area By Label :
 SFL = 1246
 OFP = 169
 UAT = 1144
 FFL = 1207
 BMT = 1207
 EFP = 192

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Fpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1

Totals

2	10	4
---	----	---

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.07804728
Const Adj.:	1.00989902
Adj \$ / SQ:	185.082
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	660179
Depreciation:	174287
Depreciated Total:	485892

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	185.08
Special Features:	0	Val/Su Net:	112.82
Final Total:	485900	Val/Su SzAd:	198.08

PARCEL ID

029.0-0003-0009.0

Code	Description	Area - SQ	Rate - AV	Undpr Value
SFL	Second Floor	1,246	185.080	230,612
BMT	Basement	1,207	55.520	67,018
FFL	First Floor	1,207	185.080	223,394
UAT	Upper Attic	286	87.910	25,143
EFP	Enclos Porch	192	41.810	8,028
OPF	Open Porch	169	26.520	4,482

Net Sketched Area: 4,307 Total: 558,677

Size Ad 2453 Gross Are 5165 FinArea 2525

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25 A		

IMAGE
AssessPro Patriot Properties, Inc